

LEGEND

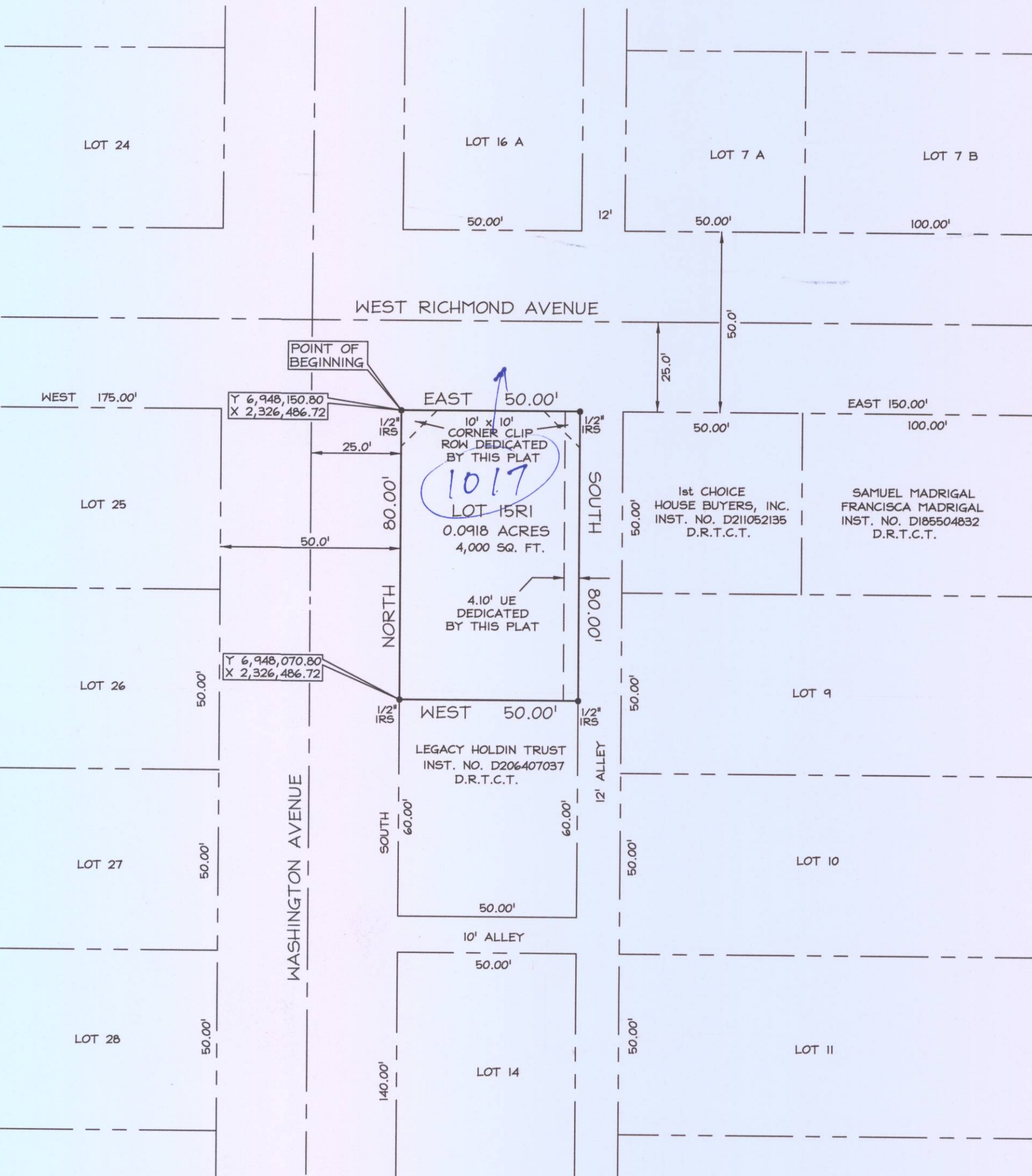
IRS - Iron Rod Set
UE - Utility Easement
BL - Building Line

IRF - Iron Rod Found
ROW - Right Of Way
CC - Corner Clip

NOTES:

1. This Lot is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48439C0305 K, dated September 25, 2009. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.

2. The purpose of this Replat is to plat the north 80.00 feet of Lot 15 of the R. G. Johnson's Addition as Lot 15-B. This does not increase the number of Lots.



Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Utility Easements:

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, or other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Private Common Areas and Facilities:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Covenants or Restrictions are Un-altered:

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Sidewalks:

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"

Building Permits:

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

Transportation Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.

Water/Wastewater Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and becomes effective on the date a building permit is issued or on the connection date to the municipal water and/or wastewater system.

Parkway Permit:

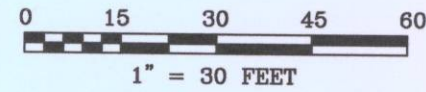
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Site Drainage Study:

A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Pressure Reducing Valves (P.R.V's) Required:

Private P.R.V's will be required; water pressure exceeds 80 P.S.I.



Ronnie E. Dean 07.26.2016
Ronnie E. Dean - R.P.L.S. No. 5314

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown hereon from an actual survey on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

**CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION**

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: *July 17, 2016*

By: *Donald R. Boren* Chairman

By: *Mary Elliott* Secretary

SURVEYOR:
Dean Surveyors
5118 Bellefontaine Drive
Arlington Texas, 76017
817-487-9488

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, TARRANT PROPERTIES, INC., is the sole owner of the north 80.00 feet of Lot 15 of the R. G. Johnson's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof, recorded in Volume 106, Page 33 and described by metes and bounds and conveyed from Pavonia, LLC to Tarrant Properties, Inc. by Instrument No. D212174287, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

NOTE: Bearings shown herein are referenced to, EAST, along the north line of said, Lot 15, R. G. Johnson's Addition and the south right-of-way line of West Richmond Avenue, (50' right-of-way).

BEGINNING at a 1/2" iron rod set at the northwest corner of the north 80.00 feet of Lot 15, R. G. Johnson's Addition, at the intersection of the south right-of-way line of West Richmond Avenue and the east right-of-way line of Washington Avenue, (50' right-of-way), being the northwest corner and the Point Of Beginning of the herein described tract of land;

THENCE, EAST, along and with the north line of said, Lot 15 and the south line of West Richmond Avenue, 50.00 feet to a 1/2" iron rod set at the northeast corner of Lot 15 and the northwest corner of a 12.0 foot alley;

THENCE, SOUTH, along and with the west line of said, 12.0 foot alley and the east line of said, Lot 15, 80.00 feet to a 1/2" iron rod set at the northeast corner of the remainder of said, Lot 15;

THENCE, WEST, along and with the north line of the remainder of said, Lot 15, 50.00 feet to a 1/2" iron rod set in the east right-of-way line of Washington Avenue, from which a 1/2" iron rod found bears, N 76° 32' 29" E, 1.20 feet;

THENCE, NORTH, along and with the west line of said, Lot 15 and the east right-of-way of Washington Avenue, 80.00 feet to the POINT OF BEGINNING, containing 4,000 square feet or 0.0918 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

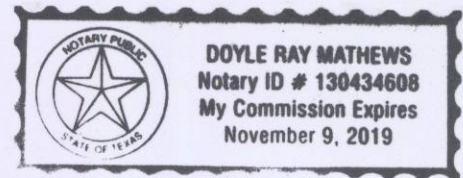
That, TARRANT PROPERTIES INC., represented here by JOHN HIXSON, does hereby adopt this plat designating the above described property to be known as Lot 15R1, R. G. Johnson's Addition, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

John Hixson
JOHN HIXSON - EXECUTIVE VICE PRESIDENT

BEFORE ME, the undersigned authority, on this day personally appeared, JOHN HIXSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this *26th* day of *July*, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS: *Doyle Ray Mathews*



FS16-011

FINAL PLAT

LOT 15R1

R. G. JOHNSON'S ADDITION

Being a portion of Lot 15, of the R. G. Johnson's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 106, Page 33, Deed Records, Tarrant County, Texas.

January 10, 2016 Case No. FS-16-011
Revised May 3, 2016, Resubmitted May 26, 2016

OWNER:
Tarrant Properties, Inc.
715 W. Harris Road
Arlington, Texas 76001



Jan
07-28-16